

*for meeting with*

STAT

QUESTIONS REGARDING LANGLEY AS A SITE FOR CIA

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I. What CIA wants in a site.

*Prepared by*

A. Convenience for official business.

*21 Sept 55*

How frequent are contacts with other agencies?

With what agency or agencies are contacts most frequent?

Which site is closer to this [these] agencies over existing roads?

- over proposed roads?

B. Personal convenience of employees.

(1) Location of homes of current employees.

Which site is more convenient for the 31% living in Virginia?

What per cent now living north of the river live near Key, Memorial or 14th Street bridges?

What per cent now living north of the river live near Chain Bridge?

Which site is more convenient for most current employees even assuming George Washington Memorial Highway extended to Langley?

(2) Convenience for future employees.

What is anticipated future turnover of CIA employees?

What percent of employees will have changed within three years after building opens?

What percent of employees will prefer apartments, or other low cost dense housing?

Which site could more easily accommodate the future employees within the immediate vicinity?

(3) Proposal for a bridge near Cabin John.

What other bridges have higher priority?

- 2 -

Does Virginia have funds and the intention of building approaches and connecting highways?

What is the estimate of the National Capital Regional Planning Council as to the likely date for construction of this bridge?

Is it realistic to assume as CIA has that "the Cabin John Bridge will be built by the time this building is up"?

C. Security.

Will CIA be able to maintain adequate security precautions at either site?

D. Partial Dispersal.

Is the principal reason for locating outside the district to lessen traffic congestion?

Would daily traffic congestion actually be lessened by locating at Langley?

Would emergency traffic congestion be lessened and evacuation facilitated by locating CIA where there is no major road leading away from Washington?

II. Proper land use of the Langley area.

A. Existing character.

What is the predominant character of the Langley-McLean-Great Falls area?

Is this an appropriate use of the land?

Is it desirable for Washington to have a light-density residential area of this sort?

Should this unique area be maintained or should it be cluttered with housing developments and apartment buildings?

B. Local desires.

What is the zoning for this area in the proposed Master Plan now being considered by Fairfax County?

- 3 -

Does the petition signed by 700 in the Great Falls area in favor of the Master Plan indicate strong support of it?

How many names have been obtained on the petition currently being circulated in Langley, McLean and Forestville precincts urging maintenance of the general character of the area?

Have both candidates for the Board of Supervisors from this area supported the Master Plan?

Do the residents in general desire to maintain the existing character of the area?

III. Impact on the Langley area of an installation of this size.

How many employees will work in the building?

How many employees will the building accommodate?

How many additional employees could be expected to live in the vicinity within five years if CIA located in Langley?

Is it reasonable to expect an increase of about 1.4 service workers per employee?

Is it reasonable to expect about 3.66 persons per family?

Would such an anticipated population increase be likely to induce speculative building and low cost housing developments in the area?

Would these housing developments be likely to bring many additional people into the area unconnected with CIA?

What is the existing population of the Dransville District?

What is the anticipated growth without CIA's coming to the area?

What would be the total population growth should CIA locate at Langley?

With this population growth, how many new shopping centers could be expected?

How long could the county officials be expected to maintain light-density residential zoning against the pressures for commercial and housing development zoning?

- 4 -

Would it be likely that the character of the area would be maintained?

IV. Ability of the area to accommodate an enormous employment center.

A. Roads.

What are present daily traffic loads on Chain Bridge and on the existing roads in the Langley area?

What traffic loads could be expected in five years on those roads with CIA at Langley and with the anticipated population increase in the area?

What funds can be expected for improvement of primary roads in this section of Fairfax County over the next five years?

What improvements could be built with these funds?

Would the roads, as thus improved, be able to handle the traffic which would result if CIA located at Langley?

B. Schools.

To what extent are existing schools in Fairfax County inadequate for existing students?

To what extent will improvements in schools proposed in 5 year bond issue fail to meet anticipated demands without CIA?

How many additional students could be expected if CIA located at Langley?

Is it true, as reported in the press; that while Fairfax County has 4,350 more students than last year's peak with 2,000 on double-shifts, Alexandria has less students than last year?

Which area is better able to accommodate an increase in students?

C. Water.

If CIA should locate at Langley would a substantial part of the population increase take place in areas where water would have to come from wells?

- 5 -

Would this be likely to lower further the water table which has been falling at the present rate of withdrawal?

Would this result in the drying up of more existing wells?

V. Have adequate plans been made to cope with these problems?

Have CIA and Fairfax County authorities' estimates of the impact of locating CIA at Langley been sketchy and inadequate?

Should plans for locating at Langley have included, for example, provision for improvement of Canal Road, Chain Bridge, Route 123 to intersection with Parkway, a bridge at Cabin John, etc.?

Has Virginia Highway Department made plans adequate to handle the traffic that would be expected if CIA located at Langley?

VI. Protecting Washington's water supply.

Is the dumping of CIA's treated sewage into the Potomac via Pimmit Run consistent with the Interstate Commission on the Potomac's objective of making that reach of the Potomac suitable for recreation purposes?

Would the location of CIA at Langley be likely to induce dense residential development in the area draining into the Potomac above the new water intake at Little Falls?

Would such development produce sewage likely to enter the Washington water supply?

Is the Corps of Engineers opposed to allowing any treated or untreated sewage to enter the Potomac in the reach above Little Falls?

Would it be desirable, from the point of view of maintaining a safe water supply for the city, to keep the section of Fairfax County next to the Potomac above Little Falls with the lowest possible density of population?

For this reason alone would it be better to locate the Government's second largest office building at some place other than Langley?

- 6 -

VII. Use of the Langley property as a wilderness park.

Is the unused government property at Langley suitable for use as a wilderness park?

Would this be consistent with the purposes of the original Capper-Crampton Act providing that the George Washington Memorial Parkway should include the shores of the Potomac and adjacent lands and the protection and preservation of the national scenery of the Gorge of the Potomac?

Would the location of the second largest Government office building overlooking the Potomac seriously damage or destroy the national scenery of the river gorge?

Is there any other comparable piece of property in Virginia along the Potomac which is in Government hands and which could be made into a park?

Is it desirable to preserve large tracts of open space near cities for use as wilderness parks?

Would use of the Langley property as a wilderness park fit in better with the character of the area than would use of the property for an enormous office building?

VIII. Alternative sites.

Are there any other sites available for a CIA building which would have fewer problems than the Langley site? For example:

Would the Shirley Highway site be better from the point of view of convenient access to the Pentagon?

Would the Shirley Highway site be as convenient for present employees and more convenient for future employees?

Would the Shirley Highway site be more convenient for evacuation from Washington in case of an emergency?

Would the location of CIA on the Shirley Highway involve less impact on the area than would location at Langley?

Could CIA locate on the Shirley Highway without destroying a unique residential area?

Are the existing roads at the Shirley Highway site better able to handle the traffic than at Langley?

- 7 -

Are schools and housing in the Shirley Highway area better able to accommodate the resultant population increase?

Would the location of CIA at the Shirley Highway site involve less risk to the Washington water supply?

Would the location of CIA at the Shirley Highway site make it possible to save the river-front property at Langley for use as a park?